Town of Concord Building Department 141 Keyes Road Concord, MA 01742 978-318-3280

Gross Floor Area Calculations for Nonconforming Structures

Reference zoning bylaw section 7.1.5 structures

Existing House measurement include all Areas with 6'8" Headroom or Greater

These can include the areas stated below only

All measurements are from outside corners of exterior walls

Basement floors shall be poured concrete and ceiling height measurements are to bottom ceiling joist.

Ceiling height measurements to suspended ceilings are not allowed

Proposed work must meet all o	f Town of Concords Zoning Bylaw dimensional Regulations
Site measurements and calculations by:	Ducharme & DillisDate: _4/12/2017
Building Inspector reviewed and approved:	Date:
Street Address: 99 Nimrod Drive	
Zoning District: B Non-conforming- Circle a	all applicable: frontage/area/setbacks
Existing GFA	Proposed GFA- Plans dated:4/27/17
1. Basement Area 487	Basement Area 743
2. 1st Floor Area 540	1st Floor Area 1811
3. 2nd Floor Area 564	2nd Floor Area 2196
4. Attic Area -	Attic Area 665 (5' High)
5. Enclosed Porch 85	Enclosed Porch
6. Open Porch -	Open Porch 138
7. Screen Porch -	Screen Porch
8. Attached Garage 194	Attached Garage 497
9. Detached Garage -	Detached Garage
10. Other rec room -	Other
Total Existing House GFA - 1870 + Total	Proposed GFA 2016= 6050
Total Existing House Area 6'8" or Greater 187	0 x 150% = 2805 Max Allowed by Right 6000
Board of Appeals Special Permit Required	YESX NO
Zoning section 11.6 Special Permit	

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Maximum FAR Calculations

Reference zoning bylaw section 6.2.13

Existing House Measurement, all Areas with 6'8" Headroom or Greater. Excluding basements, open and Screened Porches, decks, and accessory structures with no permanent foundation or less than 100 square feet.

	Subm	nit scaled drawings	tor each floor	area		
Proposed work	must meet all of	f Town of Conce	ords Zoning	Bylaw Dimensional	Regulations	
Site measurements and calcula	ations by:	Oucharme & Dillis_	Date:	04/12/2017	- 1	
Building Inspector reviewed ar	nd approved:		Date:		-	
Street Address:99 Ni	mrod Drive					-
Zoning District:B	Lot size – certi	fied plot plan	20,000	Lot size GIS		
Existing			Proposed	d		
1. 1 st Floor Area	540		1 st Floor Are	ea 1811	11	
2. 2 nd Floor Area	564		2 nd Floor Are	ea 2196	ر.	F.
3. Attic Area		Section of the sectio	Attic Area	665 (5' High)		
4. Enclosed Porch	85		Enclosed Por	rch		14
5. Attached Garage	194	1:	Attached Ga	rage 497		
6. Detached Garage			Detached Ga	rage	16. K	
7. Other			Other	Lower level 743		
TOTAL EXISTING GFA: _1383		TOTAL PRO	POSED GFA _			da
TOTAL EXISTING GFA:_0 5912	(house to be	demolished) +	TOTAL PI	ROPOSED GFA:	5912	= GFA
TOTAL GROSS FLOOR ALLOWED	: (1200 ÷ 20000) +	.24) x (20000) = 6	000			
Board of Appeals Special Permit	t Required YES	NO X		Zoning Section 6.	2.13	

JAD DESIGN GROUP INC.

Date: 4/27/17

To:

Concord Building Department

Concord, MA

Re:

Hills Brothers Construction

99 Nimrod Concord, MA

99 Nimrod Data

Main Floor:

1811 sf

Upper Floor:

2196 sf

Lower Level:

743 sf

Garage:

497 sf

Attic (5' high)

665 sf

Total:

5912 sf

Building Height (TOF to TOR): 31'-45/8"

Feel free to contact us if you need any additional information.

Regards,

Jason Aselin, AIBD

JAD Design Group Inc. - PO Box 728 - Amherst - NH - 03031 - 603.554.1199 - jaddesigngroup.com



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